



BALDWIN PARK TOWN DESIGN REVIEW COMMITTEE

MEETING INFORMATION

Location

Agenda Conference Room

2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

2:00 p.m.

Committee Members Present

Dean J. Grandin, Jr., AICP
Chairman

Rick Howard, P.E., City Engineer

Marsha Segal-George, J.D.,
Director of General
Administration

John Classe, Jr., P.E., Baldwin
Park Development Company
(Non-Voting)

Staff Present

Kevin Tyjeski, AICP

Holly Stenger, AIA

Adam Walosik

Phyllis E. Dean, Recording
Secretary

MINUTES ■ APRIL 24, 2008

OPENING SESSION

- The meeting was called to Order at 2:04 p.m.
- Determination of a Quorum
- Acceptance of the March 31, 2008 meeting minutes. **Marsha Segal-George made a MOTION to approve the minutes as amended. Rick Howard SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.**

REGULAR AGENDA

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| 1. MPL2008-00010 | POST LAKE AT BALDWIN PARK PHASE IV |
| Owner/Applicant: | Doug Crook, PBS&J (for Post Apartment Homes, LP),
482 S. Keller Road, Orlando, FL 32810, 407.647.7275 |
| Project Planner: | Holly Stenger (contact at 407.246.2861 or
holly.stenger@cityoforlando.net) |

This item was a request for approval of a Specific Parcel Master Plan for a 30-unit multifamily development consisting of one and two bedroom dwelling units and a leasing center in 3 freestanding buildings on Lots 206 and 207 in Baldwin Park Unit 1. The subject property is generally located along the south side of Common Way Road, between New Broad Street and Lake Baldwin Lane (approximately 1.64 acres).

Holly Stenger provided a brief overview of the item. Light discussion ensued concerning dumpster enclosures and on-street parking. After discussion, the applicant confirmed and the Committee agreed that on-street parking would not be reserved. Adam Walosik also noted that the proposed handicap parking spaces shown on the revised plan are acceptable, so Transportation Condition No. 1 can be deleted. The applicant indicated that they were in full agreement with the conditions of approval recommended by staff.

Rick Howard made a MOTION to approve the request subject to the conditions in the staff report, amended as follows:

1. Final site plan and building elevations shall be reviewed by the Town Architect and Town Planner prior to submitting for building permits.

2. A landscape plan was not submitted with the application. Landscape plans shall be submitted for review and approval by the Town Architect and Town Planner prior to submitting plans for permit approval.
3. A min. 5-foot wide landscape buffer yard shall be installed along the south property lines of both lots to screen the parking areas along the alley ways.
4. Sidewalks shall be installed or continued along New Broad Street, Common Way Road, Anson Lane, and Lake Baldwin Lane. If sidewalks are damaged during construction, applicant shall replace damaged sidewalk.
5. Parking: The proposed development on Lot 207 is deficient 7 parking spaces. All residential parking spaces shall be provided on-site. Office and visitor parking may be on-street parking.
6. Lot 207: Plans show an encroachment of living space into the front yard setback along Common Way Road. All enclosed living space, on all floors, shall be behind the setback line.
7. Accessory garage structures shall incorporate 15% transparency on facades facing the street.
8. All buildings shall incorporate an entrance on facades facing the street. Pedestrian connections from the entrances to the public sidewalks shall be required. Individual entrances to each ground floor unit are encouraged.

Transportation Conditions:

For questions regarding this Transportation Department TRC application review, please contact Adam Walosik at (407) 246-3528 or Adam.Walosik@cityoforlando.net

The Transportation Department has no objections to the Applicants request for the Master Plan approval provided that the project shall comply with the following:

~~1. H.C Parking: The proposed parallel H.C parking space is not approved; H.C parking space shall be 17' (12' + 5') wide and shall be relocated as close as possible to the elevator.~~

2. The proposed garages at the project entrances are not approved. The garages shall be relocated away from the driveways entrance and exit lanes to eliminate backing and maneuvering within the driveway "throat", and, the garages shall be separated by a minimum 5' wide area from the driving aisle to provide for better Driver's Clear Sight Distance. The Driver's and Pedestrian's Clear Sight Distance shall not be blocked by buildings, and/or buildings columns.
3. The design of the proposed garage, adjacent to the Leasing office, does not provide for proper vehicular turnaround so it shall not be approved as proposed.
4. Bicycle Racks: The owner/developer shall provide a minimum of three (3) inverted U/Hoop bicycle racks near the entrance to each building (total of 12 bicycle parking spaces for the project).
5. Solid Waste: Provide solid waste dumpster pad for the western and eastern section of the project. The trash bins locations for solid waste pick-up are not approved.
6. Traffic Control: Show installation of a 36" Stop Signs and 24" Stop Bars at each driveways exit (Stop Sign and Stop Bar shall be in-line and located 4' behind sidewalks/crosswalks) and installation of H.C signs and pavement markings.

Engineering Conditions:

For questions regarding Engineering or Zoning contact Sylvia Johnson at (407)246-3236 or sylvia.johnson@cityoforlando.net

1. The City Council Adopted the Engineering Standards Manual (ESM), Third Edition on January 27, 2003. All plans must conform to the ESM and all construction must be accomplished in accordance to the ESM.
2. Storm water control measures to minimize the impact of the erosion/sedimentation shall be incorporated in the plan of the development for all projects in the City of Orlando and detailed descriptions of these measures are to be included with the final engineering submittal. This is in accordance with Section 6 of the Orlando Urban Storm Water Management Manual.

3. Refuse Container Sites: In accordance with the City Code, Section 28.6 (f) 1-3 the Office of Permitting Services is authorized to make determination of approval/disapproval of refuse container sites. Approval/disapproval of the use of commercial hand pick-up of refuse from any non-residential entity shall be determined solely by the Refuse Collection Bureau Staff.
4. The owner/developer need to submit a utility plan sanitary sewer and storm drainage for this development. 5. All sanitary sewer construction is to be in accordance with the Engineering Standards Manual. One lateral for each building is required. Section 9.03.02 (J) of the ESM provides that a double wye is not acceptable.
6. A landscape plan shall is required to be submitted, pursuant to Chapter 60, Subdivision and Landscaping. All parking lot landscaping and bufferyard requirements, pursuant to Chapter 60, Subdivision and Landscaping, Land Development Code, shall be met.
7. Please be advised that the development of this project/property is subject to the terms and provisions of Concurrency Management Chapter 59 of the City Code and the Committed Trip Allocation Policy.
8. As per Section 61.225 of the Land Development Code, a 5 foot wide concrete sidewalk is required along all dedicated rights-of-way. Any existing sidewalk damaged or broken is to be repaired.
9. At the time of development, the owner/developer is required to apply an on-site inspection fee that is a percentage of the cost of the on-site improvements, excluding the building, in accordance with City Land Development Code, Section 65.604.
10. Construction activities including clearing, grading and excavating activities shall obtain an Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES) permit, except: Operations that result in the disturbance of one acre total land area which are not part of a larger common plan of development or sale.
11. The owner/developer is required to design and construct an on-site storm water system in accordance with the Orlando Urban Storm Water Management Manual and the approved Master Drainage Plan. Approval from St. John's Water Management District is required. The system is to be privately owned and maintained.
12. Need to provide drainage calculations for this development. Stormwater Pollution Prevention Plan needs to be submitted in accordance with the Florida Department of Environmental Protection (FDEP) requirement.
13. The Office of Permitting Services recommends approval of the proposed Master Plan, subject to the above listed conditions and requirements.

Fire Conditions:

For questions regarding Fire contact Doug True at (407)246-2149 or Douglas.True@cityoforlando.net

1. BLDG. 'Leasing' – Identifies a NFPA 13R system going into business occupancy. NFPA 13R systems are strictly for use in residential structures. Provide a NFPA 13 sprinkler system.
2. Vehicle parking area South of Bldg. '207' is 326' long. Provide a turnaround at the end of this dead end or create a path of travel within 150' of the end for vehicles to exit.
3. Vehicle parking area South of Bldg. '206' is 193' long. Provide a turnaround at the end of this dead end or create a path of travel within 150' of the end for vehicles to exit.
4. Site Garden Wall / hedge – Fence obstruction to hydrants, or which create long hose lay distances, or restrict access to Fire Department Connections, will cause comments.

Marsha Segal-George seconded the motion, which was passed by unanimous voice vote.

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| 2. MPL2002-00018 | DIRECTIONAL SIGNAGE MASTER PLAN AMENDMENT #5 |
| Owner/Applicant: | John Classe, Baldwin Park Development Company, 4776 New Broad Street, Suite 110, Orlando, Florida 32814 |
| Project Planner: | Holly Stenger (contact at 407.246.2861 or holly.stenger@cityoforlando.net) |

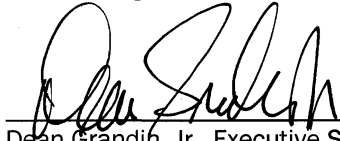
This item was a request to amend the Directional Signage Master Plan to remove existing temporary directional signage and replace that signage with new temporary directional signage to address the relocation of the Sales and Information Center Office from Bennett Road to the Village Center.

Holly Stenger provided a brief overview of the item. Light discussion ensued. The applicant was in full agreement with the conditions.

Marsha Segal-George made a MOTION to approve the request subject to the conditions in the staff report. Rick Howard seconded the motion, which was passed by unanimous voice vote.

ADJOURNMENT

The meeting was adjourned at 2:25 p.m.



Dean Grandin, Jr., Executive Secretary



Phyllis E. Dean, Recording Secretary